



Connells

Monument Street
Peterborough



Property Description

Situated on Monument Street this fantastic, modernised two bedroom family home is perfect for investors/first time buyers and home movers alike, located close by to The Beeches Primary School & Nenegate School, a short walk to Queensgate Shopping Centre with restaurants and shops as well as local amenities and convenient transport links (1.3 Miles From Peterborough Train Station), Close to Stanley Recreational Ground The home comprises in brief of the lounge with gas fireplace, open plan to dining room, modern kitchen and downstairs shower room. Upstairs are two double bedrooms and the family shower room. Outside is a private South/West facing garden with patio area and shed. This end terraced home also benefits from a separate yard and on street parking. Council Tax Band A, total floor area 83 sqm, gas/heating and new radiators

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable

consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Benefiting from modernisation, a South/West facing rear garden, open plan lounge/diner, downstairs and upstairs shower room. This two bedroom, end terraced home close by to schools/train station/Queensgate shopping centre. No onward chain, call to view 01733 314775. (Council Tax Band A)

Shower Room

Double glazed window to the rear, walk in shower, wash hand basin, WC, radiator, tiled flooring and walls.

Lounge

12' 3" x 11' 10" (3.73m x 3.61m)

Measurements include recess in front of stairs - Double glazed window and door to front, gas fireplace, wall lights, hardwood flooring, stairs to first floor and radiator.

(Behind stairs) open plan - measures 27'7 x 11'10

Dining Room

12' 4" x 11' 10" (3.76m x 3.61m)

Double glazed window to the rear, hardwood flooring and radiator.

Kitchen

11' 11" x 7' 3" (3.63m x 2.21m)

Double glazed window to the side, high and low level storage with worktops over, integrated oven, induction hob, extractor, space for fridge freezer.

First Floor

Landing

Carpet

Bedroom One

11' 10" x 11' 9" (3.61m x 3.58m)

Double glazed window to the front, carpet, radiator and built in wardrobe.

Bedroom Two

12' 1" x 8' 7" (3.68m x 2.62m)

Double glazed window to the rear, radiator and carpet.

Large Shower/Utility Room

11' 11" x 7' 3" (3.63m x 2.21m)

Double glazed windows to the side and rear, radiator, tiled flooring, walk in shower, wash hand basin and WC.

Outside

Rear Garden

South/West facing, shed, patio - separate yard.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/PBO311330

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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